

Article - Real Property

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§8–217.

- (a) (1) In this section the following words have the meanings indicated.
- (2) “Landlord” means the owner of a senior apartment facility.
- (3) (i) “Senior apartment facility” means an apartment building or complex that:
 - 1. Contains four or more individual dwelling units; and
 - 2. Is housing for older persons as defined in 42 U.S.C.

§ 3607.

(ii) “Senior apartment facility” does not include a nursing home or an assisted living facility.

(b) (1) At least 180 days before converting a senior apartment facility into an apartment facility for the general population, the landlord shall provide each tenant of the senior apartment facility with written notice of the conversion.

(2) The notice shall include:

(i) A statement that the senior apartment facility will be converted into an apartment facility for the general population;

(ii) The date on which the conversion will take place; and

(iii) A statement that the tenant has the right to terminate the lease at any time before the conversion date, provided that the tenant gives the landlord at least 1 month’s written notice.

(c) Notwithstanding the terms of the lease, the landlord:

(1) Shall allow any tenant who requests to move before the conversion date to terminate the tenant’s lease after giving at least 1 month’s written notice to the landlord; and

(2) May not withhold any portion of a tenant's security deposit for rent that would have become due under any remaining term of the lease after termination under this section.

(d) To the extent that a violation of any provision of this section affects a tenant of a senior apartment facility, that violation shall be within the scope of the enforcement duties and powers of the Division of Consumer Protection of the Office of the Attorney General, as described in Title 13 of the Commercial Law Article.

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